

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, January 9, 2018

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	Absent	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X		
Commissioner John Laraway	X		

### 6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Commissioner Gealy called the meeting to order at 6:00 pm.

#### Call to Order and Roll Call

##### 1. CONSENT AGENDA

- Meeting Minutes for December 12, 2017
- Findings of Fact and Conclusions of Law** for 17-10-S (Pre-Plat) and 17-23-DR (Design Review); Gran Prado Subdivision.

*Commissioner Damron motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 3-0.*

##### 2. PUBLIC HEARING

- 17-06-SUP (Special Use Permit) & 17-19-DR (Design Review);** On behalf of Victor Clark, Troy Lachcik with ALC Architecture requests Special Use Permit (SUP) and Design Review (DR) approval to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 W Park Avenue, Kuna, ID 83634.  
**- Applicant has requested this item be tabled to the regular Planning & Zoning Commission meeting on January 23, 2018**

**Jace Hellman:** This case, was rather contentious, and with shortage of commission members this evening, that applicant has requested that this case be tabled out of fairness to all of those who may be impacted by the decision. So, the applicant has requested that this case be tabled to January 23<sup>rd</sup>.

*Commissioner Damron Motions to table case Nos. 17-06-SUP & 17-19-DR until the meeting of January 23<sup>rd</sup>; Commissioner Laraway Seconds, all aye and motion carried 3-0.*

- 17-09-AN (Annexation);** A request from Kirsti Grabo with KM Engineering (on behalf of N Star Farm, LLC), seeking annexation of approximately 39.48 acres into Kuna City with an R-8 zone (Med. Den. Res.). The site is formerly known as the Urza property and is addressed as 2030 W. Kuna Road, located near the northwest corner of Ten Mile and Kuna Roads, Kuna, Idaho, within Section 22, T2N, R1W, (A.P.N. # S1322438400).

**Kirsti Grabo:** Good evening, my name is Kirsti Grabo with KM engineering, 9233 W State St in Boise. I am here tonight on behalf of Tim Eck, the owner of this property. This property before is about 40 acres of agricultural

# CITY OF KUNA PLANNING & ZONING COMMISSION

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## MEETING MINUTES Tuesday, January 9, 2018

ground about a quarter mile west of Ten Mile Rd. on the north side of Kuna Rd. Currently the property is zoned RUT in Ada County, but it is contiguous to city limits on the north and also on the southeast corner of the property. The future land use map for this area calls of medium density residential, so our request would be to be annexed into the city with an R-8 zoning. There are some R-4's and R-6's in the general vicinity, but nothing contiguous to this, so we feel like this would be a good opportunity to get some higher density, and some of those smaller lot sizes that we know the market is looking for at this point and time, but then obviously we would still be in compliance with the comprehensive plan and that medium density residential. We do have a preliminary lot layout in the works, but we do not have a preliminary plat at this time. We thought it would be prudent to have feed back on the zoning before we put together any formal drawings, but we do anticipate following up this application with preliminary plat in the coming months. Not a whole lot more to say about this one, but I would be happy to stand for any questions that you might have. **C/Gealy:** Any questions? **C/Damron:** Not at this time. **C/Gealy:** Thank you. **Troy Behunin:** Good evening Commissioners, for the record, Troy Behunin, Planner III, 751 W 4<sup>th</sup> St. The application that is before you tonight, 17-09-AN, annexation is for the former Urza property, and is presented to you for your recommendation of approval, conditional approval or denial of this annexation application. Hopefully you have had a chance to review your packet for tonight's hearing, and I am sure you all have. Staff and the applicant have worked together to put all of this material together, so you can come to a recommendation for this application at the end. So, Kirsti already did a very good job, and I would just like to punctuate that they are seeking just annexation at this time, they are not seeking any development at this time. The property does touch city limits which is a requirement for a category "A" annexation. It touches the limits at the north side of this property, it is approximately 39 acres, and they are requesting an R-8 zone which does fit squarely within the comprehensive plan map designation. So, it does follow that, the site is located near the northwest corner of Kuna Rd. & Ten Mile Rd. They do have plenty of frontage on Kuna Rd, and it is possible that we will have a mid-mile collector on the west side of the property. That is where the transportation map has the mid-mile collector located. It is anticipated that sometime in the future when things do line up a preliminary plat will come forward, and possibly with multiple phases, but that is not being presented tonight. The applicant will be required to extend all public utilities at the time of development, which will consist of about a quarter mile of trenching from the intersection of Kuna Rd. and Ten Mile to the east side of this property. Staff has worked with the applicant to get you all of this information tonight, and staff does find this application to be in concert with the Comprehensive Plan, its goals and its map and we look forward to this project bringing a new chapter to Kuna's history in the southwest corner of Kuna, and I will stand for any questions that you have. **C/Laraway:** Just a clarification, and I heard you use this phrase, they are requesting annexation AND an R-8 zone, are we doing two things? **Troy Behunin:** At the time of annexation they have to request a zone, because the zoning in the county does not correlate with the zoning in the City, so they have to choose a zone. So, we are not rezoning the property in terms of city to city, they are changing the zone from county to city, does that make sense? **C/Laraway:** I think so. **Troy Behunin:** They have to choose a zone. **C/Damron:** The applicant has been given the City Engineers comments? **Troy Behunin:** Yes, that was a late arrival today, but they were forwarded that, and you folks have received that as well, and I apologize for the late entry. **C/Gealy:** Any other questions for staff? **C/Damron:** No, thanks Troy. **C/Gealy:** In which case it is 6:10 and we will open the public hearing. **Troy Behunin:** I just wanted to put on record, that the reason for the delay is that we have just hired a new City Engineer. **C/Gealy:** Do we have a sign in sheet? So, the public hearing for 17-09-AN we have a sign in sheet and there is nobody signed in to speak either in favor, neutral, or in opposition. We have some people gathered here, is there anyone that hasn't signed in that would like to speak. Seeing one hand raised, I would ask you to step forward and sign in. **Tim Gordon:** Tim Gordon, 1206 N Black Cat, we are the property contiguous to this on the North, and I just wanted to say I support the annexation. **C/Gealy:** Is there anyone else that wants to speak? **Tim Eck:** Good evening commissioners, my name is Tim Eck, I am the applicant 6152 W Half Moon Lane, in Eagle, Idaho. We did receive



# CITY OF KUNA PLANNING & ZONING COMMISSION

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## MEETING MINUTES Tuesday, January 9, 2018

the comments from Public Works at about 4:00 PM, and are a bit surprised at the comment on the density over the failure of the City to maintain the services I was promised when I went to the City Engineer prior to buying this property. I was assured, there was more than adequate capacity to service the property, and I know there have been issues at the Ten Mile lift station, and they currently working on many plans to get resolved. This will be a multi-phase project, it will take years to build, and we won't even touch it until 2019. We will work on the entitlement process this year and get the phase one design. We are asking for an R-8 allowed in the Comp Plan, we have a layout that is currently right at five per acre, if the Engineer would have said five per acre I would have even commented. Less than four is not consistent with the Comp Plan, and it is not consistent with anything. I believe it is a knee jerk reaction to failing to meet commitment that have been made. Before I buy any property, I make sure capacity exists for the facilities I will need, and that is my standard due diligence. I believe there is time to achieve the necessary improvements, repairs and modifications or whatever has to happen to the current City facilities to accommodate the R-8 zoning that we are asking for, the five per acre density that we will likely have, but to fall in suite with the Engineer's recommendations to limit it to less than four per acre is a Ludacris comment, so I would stand for any questions. **C/Laraway:** I have none. **C/Damron:** When you proposed that to the City Engineer before you bought that property and you notified him what your plan was, did you get that in writing? **Tim Eck:** No, I did not. **C/Damron:** Okay. **Tim Eck:** No, this was verbal conversations that took place on a regular basis with the City Engineer at the time, Mr. Law, and I know that he certainly had plans and visions for what would happen with the City's infrastructure, and when he retired I think there is a line of uncertainty where everything is going. **C/Gealy:** Thank you, if there are no further comments I would close the public hearing at 6:15. Staff would you have any comments to offer? **Troy Behunin:** Staff has nothing to add at this time. **C/Gealy:** Thank you, which brings it back to us for a discussion. **C/Laraway:** It falls within the Comp Plan, it's a medium density and it falls within everything that we require. I don't see any issues with it. I don't have a problem with anything I am seeing or hearing so far. The plat will come out later and we will have more information, but for annexation, and our coding, I don't have a problem with it. **C/Damron:** Well we have seen Mr. Eck here many times working with the City. If he says he had those conversations with the Engineer, I tend to say the probably happened. The lift station, not having enough connection, as it says here or the capacity, I believe that is a City issue that we need to rectify knowing that there is probably going to be more building out there, so I think we need to have that addressed, but I don't believe that is his issue. His issue is to go along with the Engineer that he had prior conversations with. I am in agreement with you John that is all seems to meet everything we have in the Comp Plan, and everything we want to do in those more rural areas. **C/Laraway:** I have nothing else.

*Commissioner Laraway Motions to recommend approval to City Council 17-09-AN, with an R-8 zone and with the conditions as outlined in the staff report, Commissioner Damron Seconds, all aye and motion carried 3-0.*

### 3. COMMISSION REPORTS


### 4. ADJOURNMENT

*Commissioner Damron motions to adjourn; Commissioner Laraway Seconds, all aye and motion carried 3-0.*

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

  
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Wendy I. Howell, Planning and Zoning Director  
Kuna Planning and Zoning Department